

**WEST LOCH FAIRWAYS
MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
Monday, March 19, 2012
Asing Park, Ewa Beach**

PRESENT: President Bob Hochstein, Vice President Tom Hiltner, Treasurer Beverly FeBenito, Secretary John Rogers, Directors Rich Ashley, Tom Koontz and Craig Wortham

EXCUSED: Directors Mike Nii and Rick Hanson

BY-INVITATION: Community Association Manager Lynn Uyenco with Hawaii First Inc. and Site/Covenant Manager Robert Allocco

CALL TO ORDER: Having determined the presence of a quorum, President Hochstein called the meeting to order at 6: 00 p.m.

ORDER OF BUSINESS

APPROVAL OF MINUTES

A. Minutes of the Regular Board of Directors' Meeting held on January 23, 2012 - Vice President Hiltner moved and Director Wortham seconded the motion to approve the January 23, 2012 Regular Board of Directors' Meeting minutes as written. Motion carried with unanimous consent.

B. Minutes of the Organizational Meeting held on February 21, 2012 – Vice President Hiltner moved and Director Wortham seconded the motion to approve the minutes of February 21, 2012 meeting with the following correction: under Next Meeting, it should read as Monday, not Tuesday, March 19, 2012. Motion passed with unanimous approval.

FINANCIAL REPORT – Treasurer FeBenito moved and Director Wortham seconded the motion to file the financial statements for December 2011, January and February 2012 subject to audit. Motion carried with unanimous approval.

SITE/COVENANT MANAGER'S REPORT – Site/Covenant Manager Robert Allocco provided a written site management report and violations log to all Board members and Community Association Manager. He reported on the following items: sprinkler repairs; bulk pick-up; DVR and cameras; lamp pole painting; lights and light fixture globes; landscaping; tree trimming; sidewalks

Motion: President Hochstein moved and Director Koontz seconded the motion to immediately patch or repair approximately 33 sidewalks not to exceed \$1,000. Motion passed with unanimous approval.

COMMITTEE REPORT

- A. Design Committee – Eight applications approved in January and one application was disapproved; two applications were approved in February.
- B. Newsletter – No report
- C. Landscape – RJPLandscape provided a written report on landscaping and water feature.

Motion: Director Ashley moved and Treasurer FeBenito seconded the motion to authorize Landscape Chair John Rogers to spend up to \$600 for blow-up prints of isolation valves. Motion carried with unanimous approval.

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Motion: Chair Rogers moved and Director Koontz seconded the motion to approve the irrigation repair proposal for \$288.17 by RJP Landscape. Motion passed with unanimous consent.

- D. Security/Neighborhood Watch – No report.
- E. Social Committee – No one volunteered for this committee.
- F. Ad hoc Committee for Revisions to the DCC&Rs & Design Standards – No report

UNFINISHED BUSINESS

- A. Guard Shack – The Board is waiting for a signed use agreement for the guard shack from the City.
- B. Bike Path – The Board asked the City, through the attorney, to send the Board a detailed description of the type of maintenance the City will provide to the Bike Path area in exchange for an easement.
- C. Sign for the Bike Path – Held in abeyance by the Board as of Dec. 1, 2011.
- D. Status of Two (2) Additional Guard Shack Cameras– Project Completed
- E. Tree Replacement by the City – The attorney is reviewing the DCC&Rs and/or Articles of Incorporation for pertinent or applicable provisions that will require the City to replace the trees the City removed at West Loch Fairways and the options and remedies available to the Association regarding this matter.

Motion: President Hochstein moved and Director Ashley seconded the motion to invite Councilmember Tom Berg to the next Board meeting. Motion passed with unanimous consent.

- F. Status of 33 Sidewalk Repairs – Project completed
- G. Tot Lot Moss Rock Wall Repairs for \$350 – Project completed
- H. QL Induction Lamp System for Association's Light Fixtures – The Board agreed to drop this item from the agenda.

NEW BUSINESS

- A. Trash Can Replacement – President Hochstein moved and Director Wortham seconded the motion to approve the proposal of Concrete Creations for \$450 to replace the damaged trash can. Directors Wortham, Hiltner, FeBenito, Rogers and Ashley voted yes; Director Koontz abstained. Motion passed with unanimous consent.
- B. Research the Cost of City Vendor for Rubbish Cans – President Hochstein moved and Director Wortham seconded the motion to authorize the Site Manager to research the vendor that the City uses for trash cans. Motion carried with unanimous approval.
- C. Proposals for New Meter Enclosure Units – Director Koontz moved and Director Wortham

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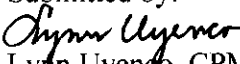
seconded the motion to approve the proposal submitted by Power Wise Electrical Services LLC for \$30,000, to file the necessary permit (additional cost) and to replace and install six (6) 48" wide x 24" deep and 48" high painted steel enclosures with double doors in the front; proposal includes removal and haul away of existing cabinets. Motion carried with unanimous approval.

- D. Annual Budget of \$1,000 for Preventive Maintenance of Steel Enclosures – Secretary Rogers moved and Director Koontz seconded the motion to budget \$1,000 every year to maintain the steel enclosures. Motion carried with unanimous approval.
- E. Proposal to Repair the Moss Rock Wall in Various Common Areas – Director Koontz moved and Director Wortham seconded the motion to approve the proposal of Nisa Contractors to repair the moss rock wall in various common areas excluding the Bike Path wall for \$7,000. Motion passed with unanimous consent.
- F. Proposal for Water Feature Lighting Upgrade – Deferred to obtain more proposals
- G. Radar Speed Limit Sign – The Board agreed to continue the discussion on radar speed limit sign for West Loch Fairways.

EXECUTIVE SESSION The Board of Directors adjourned to Executive Session at 8:10 p.m. to discuss legal issues. The Board took appropriate action. The Regular Board of Directors Meeting reconvened at 8:57 p.m.

NEXT MEETING - The next Regular Board of Directors Meeting is scheduled for Monday, April 16, 2012 at 6:00 p.m. at Asing Park.

ADJOURNMENT - There being no further business to discuss, President Hochstein adjourned the meeting at 9:00 p.m.

Submitted by:

Lynn Uyenco, CPM®, CMCA®
Vice President
Hawaii First Inc.